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I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

1. Note - The "Slab on Grade" Foundation had stucco covering the edges of the foundation, therefore it could only be inspected from inside the house
2. The Foundation has no indication of any concerns



B. Grading and Drainage

Comments:

1. The Overall Grading & Drainage is acceptable
2. Note – Properly installed Gutters and Down Spouts can greatly help in managing drainage the roof surfaces draining into the front entrance (see picture)
3. Note – The flat roof scuppers will pose a challenge on the east side of the house



C. Roof Covering Materials

Type(s) of Roof Covering: Spanish Tile & Built-Up Roofing (Flat Roof with Scuppers)

Viewed From: Rooftop

Comments:

1. *Deficient – The Main Flat Roof section is not finished – Aluminized Elastomeric Coating is not fully applied (see picture)



D. Roof Structures and Attics

Viewed From: Rooftop & Ground

Approximate Average Depth of Insulation: Unknown

Approximate Average Thickness of Vertical Insulation: Unknown

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1. The Roof Structure appears to be in good condition
2. Note – The Roof Structure Ventilation consists of Soffit Vents and Roof vents that appear to be adequate

E. Walls (Interior and Exterior)

Comments:

1. The Exterior Walls are stucco with flagstone accents and appear to be in good condition
2. The Interior Walls also appear to be in good condition

F. Ceilings & Floors

Comments:

1. The Ceilings & Floors are in good condition

G. Doors (Interior and Exterior)

Comments:

1. Note - The Front and Rear Exterior Doors meet the Safety Glass requirement - Safety
2. Note - The Interior Garage Door meets the Fire Rated requirements - Safety
3. Recommend - The Laundry Room should have the louvered type door installed thereby allowing for free flow of makeup air into the Laundry Room for the gas clothes dryer

H. Windows

Comments:

1. All of the windows appear to be in good condition

I. Stairways (Interior and Exterior)

Comments:

1. The house is a single story and thereby no stairway is present

J. Fireplaces and Chimneys

Comments:

1. There is one Fireplace present in the living room
2. The Fireplace is a Fully Sealed Side Vented Gas (natural gas) Burning Artificial Log Unit and appears to be in good condition
3. The Fireplace Gas piping was tested using a "TIF 8800A Tester" for natural gas leaks – No traces were found
4. The Fireplace Exhaust was tested using a "Single Gas Analyzer SGA91" for carbon monoxide – small (20 ppm) traces were found – after the unit cures, the unit should burn clean

K. Porches, Balconies, Decks, and Carpports

Comments:

1. The Front Entrance is in good condition, however seen Section IB (Grading and Drainage) for the need of gutters to control water runoff into the front entrance area
2. The Rear Patio is in good condition, however the three post bases should be monitored for eventual water affects

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L. Other (Kitchen Cabinets, Bathroom Vanities & Laundry Cabinets)

Comments:

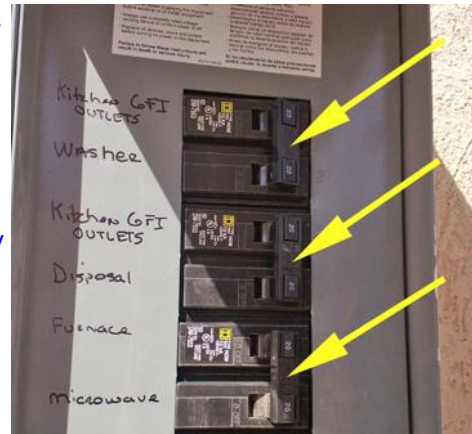
1. The Kitchen Cabinets are in good condition
2. The Bathroom Vanities are in good condition
3. The Laundry Room Cabinets are in good condition

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

1. The Main Electrical Service input is a "Below Ground" Feed – The Service Wire is Copper – The Service Voltage is 120/240 volts - 125 ampere service
2. The Electrical Service is an Integrated Service and Breaker Panel
3. The Location of the Panel – Mounted to the south exterior wall
4. Observation – Both grounding electrodes are present
5. Observation - AFCI Breaker protection is present for the family rooms, dining rooms, living rooms, den, bedrooms, closets and hallways
6. *Deficient - The six individual circuits are tied together as though they are 220v circuits (see picture)



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: The Branch (house) Wiring is Copper

Comments:

1. Note - The Doorbell was checked and it appears in good condition
2. Note - All Required (exterior, garage, kitchen and bathrooms) GFCI receptacles are GFCI compliant
3. *Deficient - All Required Smoke Detectors (bedrooms and one hall outside bedrooms) are working properly – Except the Smoke Detector in the hall outside the three bedrooms - It appears to not be properly linked to the other detectors

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Forced Air Furnace (Combo Furnace/Refrigerated Air – Closet Type)

Energy Source: Natural Gas

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1. There are Two Heating Units (furnaces) with one unit located in the downstairs hallway and the other unit located in the upstairs hallway
2. The Heating Units were operated / inspected - Both units operate properly
3. Observation – The units are controlled by thermostats located adjacent to their hallway utility closets
4. The Heating Units (Furnaces) were tested using a "TIF 8800A Tester" for natural gas leaks – No traces were found
5. The Downstairs Heating Unit (Furnace) was tested using a "Single Gas Analyzer SGA91" for carbon monoxide – No traces were found



B. Cooling Equipment

Type of System: Refrigerated Air (Combo Furnace/Refrigerated Air – Closet Type)

Comments:

1. There are Two Refrigerated Air Cooling Units
2. The Refrigerated Air Cooling coils (evaporators) are located in the same utility closets as the furnaces
3. The Cooling Unit Condensers are located on the north side of the side of the house next to the north gate
4. The Cooling Units were inspected (seasonally shutdown - not operated) and appear to be acceptable
5. Observation – The Cooling Units are controlled by the same thermostats used by the furnaces
6. Observation – The Cooling Unit is controlled by the same thermostat used by the furnace
7. Observation - The Cooling Unit Condensate line terminates out the west wall of the garage
8. *Deficient – The Cooling Unit Condensate lines terminate onto the condenser pad – because the pad has a negative slope, the condensate is degrading the pad (see picture)



C. Duct System, Chases, and Vents

Comments:

1. Note - Recommend: Balancing airflow by adjusting all AC/Furnace air outlets (registers) for winter/summer seasonal changes (facts to remember - hot air rises, cold air sinks and longer duct (airflow) distances combined with turns will naturally reduce flow)
2. All of the duct system, chases, and vents appear to be in good condition

IV. PLUMBING SYSTEMS



A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Adjacent to Driveway

Location of main water supply valve: Within East wall of Garage

Static water pressure reading: Between 40 & 80 psi @ 50 psi

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1. The overall water Supply System and Fixtures appear to be in good condition

B. Drains, Wastes and Vents

Comments:

1. All of the drains, wastes and vents appear to be in good condition

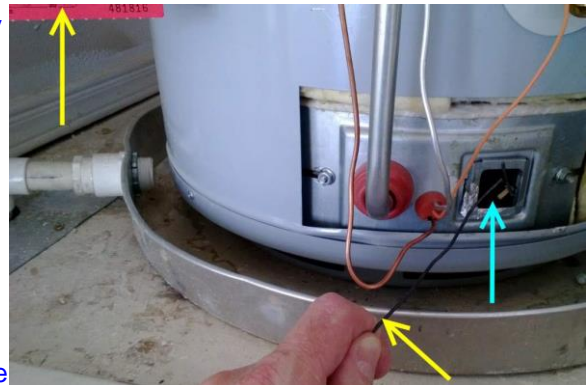
C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: One Unit - 40 Gallons

Comments:

1. There is one Water Heater located in the utility closet in the garage
2. The Safety "Temperature / Pressure Release Valve" pipe terminates properly
3. The "Spill Pan" pipe terminates properly
4. The Water Heating Equipment (Water Heater) was tested using a "TIF 8800A Tester" for natural gas leaks – No traces were found
5. The Water Heating Equipment (Water Heater) was tested using a "Single Gas Analyzer SGA91" for carbon monoxide – No traces were found
6. The Water Heater was operated / inspected and found deficient (see below)
7. *Deficient - The water heater is not regenerating hot water properly
8. *Deficient - The water heater was found with a "Red Tag" from the gas company (3 April 2013) (see picture)
9. *Deficient - The site glass at the bottom of the tank is missing and the igniter button appears ineffective (see picture)
10. Observation - There is coat hanger within the closet that appears to have been recently used to light the unit (see picture)



D. Hydro-Massage Therapy Equipment

Comments:

1. There is a jetted tub present in the master bathroom that was operated / inspected and appears to be in good condition
2. Note - The jetted tub is properly controlled by a GFCI receptacle
3. Note - The jetted tub does have the required access panel

E. Other (Gas Meter and Connections)

Comments:

1. The Gas Meter is located at the South side of the house
2. The Gas Meter was tested using a "TIF 8800A Tester" or natural gas leaks – no Leaks were found

V. APPLIANCES

A. Dishwashers

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Comments:

1. The Dishwasher was operated / inspected and appears to be in good condition

B. Food Waste Disposers

Comments:

1. The Garbage Disposal was operated / inspected and appears to function mechanically OK
2. *Deficient – Electrical control (switch) is not operating properly
3. *Deficient – The splash guard is missing

C. Range Hood and Exhaust Systems

Comments:

1. The Range Exhaust Hood is an over the range Microwave Unit (Vent-less / Dual Speed Fan) (Dual Light)
2. The Range Exhaust Hood appears to be in good condition
3. See Section "E. Microwave Oven" for further information

D. Ranges, Cooktops, and Ovens

Comments:

1. The Range was inspected but not operated (electric range type – the unit was unable to be plugged in)
2. Note - The Range has a proper Safety "Anti-Tip" bracket installed
3. The Oven could not be operated either (same reason as above)
4. Note - Texas requires the Oven to be heated and tested at 350 degrees - the Oven cannot have a variance greater than +/- 25 degrees anywhere within the oven – the Oven could not be checked

E. Microwave Ovens (installed)

Comments:

1. The Built-In Microwave Oven was operated / inspected and appears to be in good condition
2. Note - A cup of water was heated to verify functionality
3. Note - The Microwave Oven was checked for deviant microwaves around the door (using "AMPROBE" Microwave Meter) - none were found

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1. The Laundry Room Exhaust Fan appears to be in good condition
2. The Hallway Bathroom Exhaust Fan appears to be in good condition
3. Both Master Bathroom Exhaust Fans appear to be in good condition

G. Garage Door Operator(s)

Comments:

1. There is one Double Car Garage and there is an Automatic Door Opener present
2. The Garage Door Opener has both the "Impedance" and "Trip Sensors" safety systems and appears to be in good condition
3. Observation - The Garage Door could be closed with a slightly higher load from the automatic opener thereby depressing the lower seal more effectively

H. Dryer Exhaust Systems

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I

NI

NP

D

Comments:

1. The Dryer Vent terminates out of the roof
2. The Dryer Vent Cover is the correct Safety "Back Draft" flap type
3. *Deficient – The "Back Draft" flaps [3] are painted shut thereby rendering the dryer vent exhaust inoperable

Additional Information

1. Note - A "Villa Tile Roof" (Spanish Tile) is a roof system on top of a sub-roof system. It is when the sub-roof system fails that water penetration into the roof structure will occur. Because the sub-roof system is below the tiles, submerged and out of view, it is difficult to access and maintain to prevent water leakage from occurring. Care should be taken to assess and maintain a tile roof covering thereby lessening the possibility of leaks penetrating into the roof structure.
2. Note - Flat Roof Scuppers are used to transfer rainwater off flat roof surfaces. By design, water flows through walls by means of the scupper increasing the chances of water penetration into the roof structure and or wall structure. If every roof component interfacing with the scupper and the scupper itself is installed correctly, then only the lack of maintenance over time poses the risk of leakage into those structures.

